



Town of Northborough

Office of the Town Engineer

63 Main Street

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Groundwater Advisory Committee

January 14, 2015

Conference Room B

7:00 p.m.

- Present:** Bryant Firmin –Water and Sewer Commission; Bill Pantazis - Board of Selectmen; and George Pember – Planning Board and Diane Guldner – Conservation Commission
- Absent:** Deidre O’Connor– Board of Health
- Also Present:** Fred Litchfield – Town Engineer; Attorney Jeff Leland; Mike Sullivan, Connorstone Engineering; David Franca, Franca Enterprise Services and Mark Donohoe, P.E, Acton Survey.

Mr. Pantazis called the meeting to order.

The Groundwater Committee members discussed and agreed to approve the minutes of June 11, 2014 as submitted with Ms. Guldner abstaining.

- 7:00 p.m.** To consider the request of Jodi and David Utter for a Variance to allow the use of the property at 222 Church Street, which is located within Groundwater Area 1, to be converted to a professional Psychologist Office.

Applicant: Jodi and David Utter

Representative: Attorney Jeff Leland

Attorney Leland presented the application for the existing building previously used as a day care business to be used as a Professional Office, Psychological Office at 222 Church Street. Attorney Leland indicated the lot lies within Groundwater Area 1 and presented a plan which indicates the septic system was recently replaced and designed to accommodate 440 gallons per day and the proposed use will not exceed that septic loading. The project is not proposing any changes to the pavement at this time and the applicant is applying for a change in use only at this time.

The Committee agreed to recommend approval for this application to the Zoning Board of Appeals in accordance with conditions outlined in the letter from the Town Engineer.

7:15 p.m. To consider the request of Mali Realty I, LLC for a Special Permit for the property at 25 West Main Street which is located within Groundwater Area 3. The application seeks to expand a non-conforming use (commercial development on a lot with less than 20,000 s.f.).

Applicant: Mali Realty I, LLC
Representative: Connorstone Engineering

Mr. Sullivan, representative for the applicant, presented the plan for the proposed medical and professional office at 25 West Main Street. A portion of the existing building is proposed to be removed and expanded by 1400 s.f. in the building area to accommodate a bridal shop and plastic surgeon's office. The plan includes an expansion of the parking lot to accommodate the additional required parking spaces. Mr. Sullivan explained the drainage system and the limits of the recharge areas.

Mr. Firmin asked what storm event the drainage system was designed for. Mr. Sullivan said the drainage system was designed to capture the 100 year storm event with the existing pavement being grandfathered as it was in place prior to 1986 when the Groundwater portion of the zoning bylaw was adopted. Mr. Litchfield explained that this lot has lost any grandfathering protection because the lot has been modified to include some additional land and recommended the drainage analysis be revised.

Ms. Guldner asked if the landscaping could include some bird friendly trees.

Mr. Litchfield recommended this hearing be continued to the next meeting scheduled for Tuesday February 10, 2015 at 7:00 p.m. which was approved by the Committee.

7:40 p.m. To consider the request of Franca Enterprise Services for an amendment to the existing Special Permit allowed by Case No. 14-03 for the property at 16 Hudson. The application seeks to expand the proposed two story building to 3 stories and to expand from two bedrooms per unit to three bedrooms per unit.

Applicant: Franca Enterprise Services
Representative: Acton Survey and Engineering

Mark Donohoe, P.E. with Acton Survey presented the new plan for the 3 story building with 3 bedrooms each. Mr. Donohoe explained the building is basically the same as originally approved but the basement is now going to include a garage and now is considered another story but the height of the building is still the same. The building will be connected to town sewer and therefore the additional bedrooms do not impact the septic loading requirement.

The Committee agreed to recommend approval for this application to the Zoning Board of Appeals in accordance with conditions outlined in the letter from the Town Engineer.

7:30 p.m. To consider the request of Suzanne Russell for a Special Permit for the property at 276 West Main Street which is located within Groundwater Area 3. The application seeks to use a portion of the existing commercial building for a canine rehabilitation center.

Applicant: Suzanne Russell

No one representing this applicant was in attendance and therefore this discussion was continued to the Committee's next meeting on February 10, 2015.

Old/New Business:

Discuss next meeting date for February 10th or 11th, if required. Members agreed to meet on February 10th.

Review and Approve minutes of January 9, 2014:

Groundwater Advisory members discussed the minutes briefly.

Groundwater member discussed and agreed to approve the minutes of June 11, 2014.

Adjourn:

Groundwater members agreed to end the meeting at 8:18 p.m.

Respectfully submitted,

Fred Litchfield
Town Engineer